

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 912118Z

SUBJECT	Property Address: 1161 Dana Maple Ct		City: Las Vegas		State: NV Zip Code: 89123						
	County: Clark		Legal Description: Lot 304 Block 3 Moondance at Silverado Ranch-Unit 3, Plat Book 87 Page 18								
	Tax Year: 2020 R.E. Taxes: \$ 1,463		Special Assessments: \$ 0		Assessor's Parcel #: 177-22-617-055						
	Current Owner of Record: Censo LLC		Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant		<input type="checkbox"/> Manufactured Housing						
	Project Type: <input checked="" type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)				HOA: \$ 17 <input type="checkbox"/> per year <input checked="" type="checkbox"/> per month						
	Market Area Name: Moondance at Silverado Ranch		Map Reference: Metro 85-B1		Census Tract: 0028.33						
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)										
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective										
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)										
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)										
Intended Use: The intended user of this appraisal report is the Client, Melani Schulte, and assigns. The intended use is to evaluate the property to determine the subject market value as of the date of inspection (01/02/2020).											
Intended User(s) (by name or type): Client, Bankruptcy Court											
ASSIGNMENT	Client: Censo LLC		Address: 9811 W Charleston Blvd #2-381, Las Vegas, NV 89130								
	Appraiser: Gerene McNatt		Address: 3642 Boulder Hwy #185, Las Vegas, NV 89121								
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use				
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input type="checkbox"/> Owner 85 <input checked="" type="checkbox"/> Tenant 10	PRICE \$ (000)	AGE (yrs)	One-Unit 65 %	2-4 Unit 0 %	<input checked="" type="checkbox"/> Not Likely				
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input type="checkbox"/> 240 Low 10	Multi-Unit 15 %		<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *						
	Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	<input type="checkbox"/> 316 High 30	Comm'l 10 %		* To: _____						
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (0-5%)	Pred 20		<input type="checkbox"/> Other 10 %						
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input checked="" type="checkbox"/> Vacant (>5%)									
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):						Silverado Ranch market area, generally bounded north by Pebble Rd, south by Cactus Ave, east by Maryland Pkwy, and west by Bermuda Rd. Primarily single family residential area but also condos, townhomes, apartments, commercial on arterials; "other" land use is public facilities (schools, parks, houses of worship, etc). Median values in this market increased year-over-year by 4% due to low market inventory. Time/market adjustments applied from contract dates when exceeding 1% of sale price. See Addendum. Supply currently less than 1 month (2 active listings / absorption rate 5.0 = 0.4 mos supply). Reasonable marketing/exposure time 35 days. Seller concessions in this market typically <1% with no market effect. Source for market data is Fannie Mae 1004MC Statistics Detail for comparable properties in Silverado Ranch.				
	Dimensions: No survey provided. See plat map.			Site Area: 5,227 sf							
Zoning Classification: R-2			Description: Medium Density Residential (8un/ac)								
Zoning Compliance: <input checked="" type="checkbox"/> Legal			<input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning								
Are CC&Rs applicable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown			Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ /								
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)											
Actual Use as of Effective Date: Single Family Residential			Use as appraised in this report: Single Family Residential								
Summary of Highest & Best Use: Subject property, as though vacant as well as property "as improved", is generally consistent with, similar and compatible with the surrounding uses within the neighborhood, therefore, single family residential is considered to be the subject's highest and best use.											
SITE DESCRIPTION	Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level at Grade	
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NV Energy	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical for area	
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Southwest Gas	Curb/Gutter	Curb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Irregular	
	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LVVlyWtrDistrict	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate	
	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clark County	Street Lights	Incandescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential	
	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>			
	Other site elements:	<input checked="" type="checkbox"/>	Inside Lot	<input type="checkbox"/> Corner Lot	<input type="checkbox"/> Cul de Sac	<input checked="" type="checkbox"/> Underground Utilities	<input type="checkbox"/> Other (describe)				
	FEMA Spec'l Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 32003C2569F				FEMA Map Date 11/16/2011		
	Site Comments: Site size and topography is typical of the neighborhood.										
DESCRIPTION OF THE IMPROVEMENTS	General Description		Exterior Description		Foundation		Basement		<input checked="" type="checkbox"/> None	Heating	
	# of Units	1 <input type="checkbox"/> Acc.Unit	Foundation	Poured Conc/Gd	Slab	Poured Conc	Area Sq. Ft.	% Finished	Type	FAU	
	# of Stories	1	Exterior Walls	Stucco/Good	Crawl Space	0		Ceiling	Fuel	GAS	
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Design (Style) 1st / Ranch	Roof Surface	Conc Tile/Gd	Basement	None		Walls			
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Actual Age (Yrs.) 19	Gutters & Dwnspts.	None/Typical	Sump Pump	<input type="checkbox"/>		Floor		Cooling	
	Effective Age (Yrs.) 15		Window Type	Dual Pane/Gd	Dampness	<input type="checkbox"/>		Outside Entry		Central Yes	
			Storm/Screens	Aluminum/Gd	Settlement	None Noted				Other	
					Infestation	0					
Interior Description		Appliances	Attic <input type="checkbox"/> None	Amenities		Car Storage		<input type="checkbox"/> None			
Floors	Carpet/CerTile/Gd	Refrigerator	<input type="checkbox"/> Stairs <input type="checkbox"/>	Fireplace(s) # 1	Woodstove(s) # 0	Garage # of cars (4 Tot.)					
Walls	Drywall/Good	Range/Oven	<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/>	Patio	Covered	Attach. 2					
Trim/Finish	Wood/Paint/Good	Disposal	<input checked="" type="checkbox"/> Scuttle <input type="checkbox"/>	Deck	Conc	Detach. 0					
Bath Floor	Ceramic Tile/Good	Dishwasher	<input checked="" type="checkbox"/> Doorway <input type="checkbox"/>	Porch	Covered	Blt.-In 0					
Bath Wainscot	Acrylic/Cmbl/Good	Fan/Hood	<input type="checkbox"/> Floor <input type="checkbox"/>	Fence	Conc Blk	Carport 0					
Doors	Rsd Panel WD/Good	Microwave	<input checked="" type="checkbox"/> Heated <input type="checkbox"/>	Pool	none	Driveway 2					
		Washer/Dryer	<input type="checkbox"/> Finished <input type="checkbox"/>	Spa	none	Surface Concrete					
Finished area above grade contains:		5 Rooms	3 Bedrooms	2.0 Bath(s)	1,416 Square Feet of Gross Living Area Above Grade						
Additional features: Finished 2-car garage. Covered patio. Desert landscape.											
Describe the condition of the property (including physical, functional and external obsolescence): Property in overall good condition with no deferred maintenance noted. Raised panel doors. Carpeting and ceramic tile flooring. Kitchen has maple cabinetry, solid countertops, typical appliances including built-in microwave; pantry. Baths have maple cabinets, laminate countertops; acrylic tub/shower surrounds. Living Room has fireplace, media area, glass sliding doors to covered patio. Owner's suite bedroom has wood blinds, private bath and walk-in closet. Other bedrooms have double closets.											

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TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.												
	Data Source(s): Clark County Assessor			Analysis of sale/transfer history and/or any current agreement of sale/listing: Transfer between affiliated business entities with identical common owner, recorded on Assessor document #20190109:02538. Subject has had no other sales or transfers occur within the three years prior to effective date of this report.									
	1st Prior Subject Sale/Transfer												
	Date: 01/09/2019												
	Price: \$0												
	Source(s): Assessor												
	2nd Prior Subject Sale/Transfer												
	Date:												
	Price:												
	Source(s):												
SALES COMPARISON APPROACH	SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.												
	FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
	Address 1161 Dana Maple Ct Las Vegas, NV 89123				9346 Graceful Gold St Las Vegas, NV 89123			667 Gull Point Ave Las Vegas, NV 89123			9400 Morehouse Pl Las Vegas, NV 89123		
	Proximity to Subject				0.08 miles S			0.66 miles NW			0.60 miles W		
	Sale Price		\$ n/a		\$ 277,900		\$ 280,000		\$ 265,000				
	Sale Price/GLA		\$ n/a /sq.ft.		\$ 199.35 /sq.ft.		\$ 190.09 /sq.ft.		\$ 180.03 /sq.ft.				
	Data Source(s)		Assr/MLS		MatrixMLS 2125869:DOM 35			MatrixMLS 2119123:DOM 64			MatrixMLS 2084755:DOM 73		
	Verification Source(s)		Assessor Doc #		20191112:03253			20191105:02117			20190806:03018		
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.		
	Sales or Financing		n/a		ArmLth				ArmLth				
	Concessions				VA;500		0		Conv;5650		-1,000		
	Date of Sale/Time		n/a		s11/19;c09/19		+3,000		s11/19;c09/19		+3,000		
	Rights Appraised		Fee Simple		Fee Simple				Fee Simple				
	Location		Residential		Residential				Residential				
	Site		5,227 sf		4,356 sf		0		4,792 sf		0		
	View		Residential		Residential				Residential				
	Design (Style)		1st / Ranch		1st / Ranch				1st / Ranch				
	Quality of Construction		Average		Average				Average				
	Age		19		21		0		23		0		
	Condition		Good		Good				Good				
	Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths		
	Room Count		5	3	2.0	5	3	2.0	5	3	2.0		
	Gross Living Area		1,416 sq.ft.			1,394 sq.ft.			0			1,473 sq.ft.	
	Basement & Finished		0sf		0sf				0sf				
	Rooms Below Grade												
	Functional Utility		Average		Average				Average				
	Heating/Cooling		Fau/Cent Air		Fau/Cent Air				Fau/Cent Air				
	Energy Efficient Items		Dual Pane		Dual Pane				Dual Pane				
Garage/Carport		2 car gar		2 car gar				2 car gar					
Porch/Patio/Deck		Cvpor/CvPat		Cvpor/CvPat				Cvpor/CvPat					
Additional Features / FP		ModrtUpgrd / 1 fp		InfrUpgrd / 0 fp		+2,500		Average / 0		+4,000			
Subdivision		Moondance		Santa Fe		0		Crystal Springs		0			
Net Adjustment (Total)				☒ + <input type="checkbox"/> -		\$ 5,500		☒ + <input type="checkbox"/> -		\$ 6,000			
Adjusted Sale Price of Comparables				Net 2.0 %		Net 2.1 %		Net 3.2 %					
				Gross 2.0 % \$ 283,400		Gross 2.9 % \$ 286,000		Gross 3.2 % \$ 273,500					
Summary of Sales Comparison Approach The comparable sales utilized in this report establish a market value range from \$273,500 to \$286,000. Primary consideration given Comp no. 1 with least adjustments, recent sale date and closest geographic proximity. Comp nos. 2 & 3 both bracket and support subject concluded opinion of market value. Time adjustments applied from contract dates and based on average monthly increase in values for subject market; i.e. 4% increase year-over-year = .33% average per month, multiplied by number of full months from contract date to effective date of this report; total % is then multiplied by sales price of the comparable.													
Final Reconciliation:													
Estimate of market value derived using the Sales Comparison Approach. The Cost and Income approaches are not developed in this report based on the needs of the Client.													
Indicated Value by Sales Comparison Approach \$ 280,000													

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COST APPROACH TO VALUE (if developed)		<input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.			
Provide adequate information for replication of the following cost figures and calculations.					
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The Cost approach is not developed in this report as determines only replacement value, not market value; however, an opinion of subject site value has been developed using the Allocation Method: i.e., Assessed Land Value \$17,500 / Total Assessed of \$65,203 = 27%, multiplied by concluded opinion of subject market value of \$280,000 = Estimate Site Value of \$75,600 rounded.					
COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE ----- = \$ 75,500		
	Source of cost data:		DWELLING Sq.Ft. @ \$ ----- = \$		
	Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$ ----- = \$		
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ ----- = \$		
			Sq.Ft. @ \$ ----- = \$		
			Sq.Ft. @ \$ ----- = \$		
			Sq.Ft. @ \$ ----- = \$		
			Sq.Ft. @ \$ ----- = \$		
			Garage/Carport Sq.Ft. @ \$ ----- = \$		
			Total Estimate of Cost-New ----- = \$		
INCOME APPROACH	Less Physical Functional External				
	Depreciation		= \$()		
	Depreciated Cost of Improvements ----- = \$				
	"As-is" Value of Site Improvements ----- = \$				
			= \$		
			= \$		
			= \$		
	Estimated Remaining Economic Life (if required): 45 Years		INDICATED VALUE BY COST APPROACH ----- = \$		
	INCOME APPROACH TO VALUE (if developed)		<input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.		
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$		Indicated Value by Income Approach		
Summary of Income Approach (including support for market rent and GRM):					
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input checked="" type="checkbox"/> The Subject is part of a Planned Unit Development.				
	Legal Name of Project: Moondance at Silverado Ranch - Unit 3				
	Describe common elements and recreational facilities: CCR's, common fencing, greenbelts				
	Indicated Value by: Sales Comparison Approach \$ 280,000		Cost Approach (if developed) \$	Income Approach (if developed) \$	
	Final Reconciliation Subject concluded value opinion is based on the more reliable market approach. The cost approach estimates replacement cost only and is not developed in this report. The income approach was considered but not developed as the market is not investor oriented.				
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:				
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.				
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 280,000 , as of: 01/02/2019 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.				
	ATTACHMENTS	A true and complete copy of this report contains 19 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.			
		Attached Exhibits:			
<input checked="" type="checkbox"/> Scope of Work		<input checked="" type="checkbox"/> Limiting Cond./Certifications	<input checked="" type="checkbox"/> Aerial Map	<input checked="" type="checkbox"/> Photograph Addenda	
<input checked="" type="checkbox"/> Map Addenda		<input checked="" type="checkbox"/> Additional Sales	<input checked="" type="checkbox"/> Narrative Addenda	<input checked="" type="checkbox"/> Flood Map	
<input type="checkbox"/> Hypothetical Conditions		<input type="checkbox"/> Extraordinary Assumptions	<input checked="" type="checkbox"/> Plat Map	<input checked="" type="checkbox"/> Appraisers License	
Client Contact: Melani Schulte		Client Name: Censo LLC			
E-Mail: Melani.thrive@gmail.com		Address: 9811 W Charleston Blvd #2-381, Las Vegas, NV 89130			
APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)			
		Supervisory or Co-Appraiser Name: _____			
Appraiser Name: Gerene McNatt		Company: _____			
Company: Quality Appraisal Services		Phone: _____ Fax: _____			
Phone: 702-432-0066		E-Mail: _____			
E-Mail: gerene908@gmail.com		Date of Report (Signature): 01/05/2020			
Date of Report (Signature): 01/05/2020		License or Certification #: A.0003076-RES State: NV			
Designation: Licensed Residential Appraiser		Expiration Date of License or Certification: 09/30/2020			
Expiration Date of License or Certification: 09/30/2020		Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None			
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		Date of Inspection: 01/02/2019			

Supplemental Addendum

File No. 912118Z

Borrower	n/a
Property Address	1161 Dana Maple Ct
City	Las Vegas
Lender/Client	N/A

Appraiser has not performed a previous appraisal or any other services regarding the subject property within the three years prior to acceptance of this assignment.

Appraiser, Gerene McNatt, has been a Licensed Residential Appraiser in the state of Nevada continuously since 1998, primarily working in the Las Vegas valley and surrounding Clark County. Appraiser is familiar with subject neighborhood and market area, having performed numerous valuations in this area for purposes of sale, refi, REO and general purposes and is confident of having the experience and qualifications to complete this assignment. Fee for this appraisal report is \$300.00.

Neighborhood:

Silverado Ranch market area, generally bounded north by Pebble Rd, south by Cactus Ave, east by Maryland Pkwy, and west by Bermuda Rd. Primarily single family residential area but also condos, townhomes, apartments, commercial on arterials; "other" land use is public facilities (schools, parks, houses of worship, etc). Median values in this market increased year-over-year by 4% due to low market inventory. Time/market adjustments applied from contract dates when exceeding 1% of sale price. See Addendum. Supply currently less than 1 month (2 active listings / absorption rate 5.0 = 0.4 mos supply). Reasonable marketing/exposure time 35 days. Seller concessions in this market typically <1% with no market effect. Source for market data is Fannie Mae 1004MC Statistics Detail for comparable properties in Silverado Ranch.

Market Conditions:

Median values in this market increased year-over-year by 4% due to low market inventory. Time/market adjustments applied from contract dates when exceeding 1% of sale price. Supply currently less than 1 month (2 active listings / absorption rate 5.0 = 0.4 mos supply). Reasonable marketing/exposure time 35 days. Seller concessions in this market typically <1% without market effect. Source for market data is Fannie Mae 1004MC Statistics Detail for comparable properties in Silverado Ranch.

Comparable Sales Research :

Criteria for comparable sales included 1-story 3-bedroom properties within 20% of subject GLA and within 10 years of subject age with no pool. Preference was to bracket subject GLA and include sales which share similar attributes with the subject and located within 1.0 mile if available. All comparables selected for use are located within 1.0 mile of subject property.

Standards Rule 1-4(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) requires, when necessary for credible results, that the appraiser analyze such comparable sales data as available to indicate a value conclusion. To overlook a relevant segment of that data would be contrary to what is required by USPAP. Furthermore, appraisal theory provides that the principle of substitution dictates that buyers will not pay more for a property than the price of an equivalent substitute property. Therefore, the value of a property is limited by its competition. If the pool of competitive properties includes enough distress properties, those properties will, in effect, establish a value ceiling.

Reasonable Exposure Time :

Exposure time is the estimated length of time the subject property would have been offered on the market, prior to the hypothetical sale, at the appraised value, on the effective date of the appraisal. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market. Under market conditions within the 3 months prior to effective date of this report, appraiser's opinion of reasonable exposure time for the subject property is 35 days. This is based on analysis of market trends and data, including statistical information from local Multiple Listing Service. It presupposes that the listed price would be at or near the appraised value. It also assumes aggressive marketing by a reputable real estate professional.

Comparable Sales Grid:

Adjustments for value-related items, including amenities and interior and exterior upgrades are derived from market by group sales data on MLS and/or matched pair sales analysis, whichever results in the most credible and supportable adjustments. Data retained in appraiser workfile. Age adjustments are not utilized within 10 years differential; emphasis is placed on condition and appeal. Time/market adjustments are applied from contract dates and based on average monthly increase in values for subject market; i.e. 4% increase year-over-year = 0.33% average monthly increase multiplied by number of full months from contract date to effective date of this report; total percentage is then multiplied by sales price of the comparable. No time adjustments applied if percentage is less than 1%. All comparable sales are within 100 s/f of gross living area and no adjustments are applied. All lot sizes are within 1,000 s/f of subject lot size and no adjustments are applied as there is no market effect.

Summary of Sales Comparison Approach:

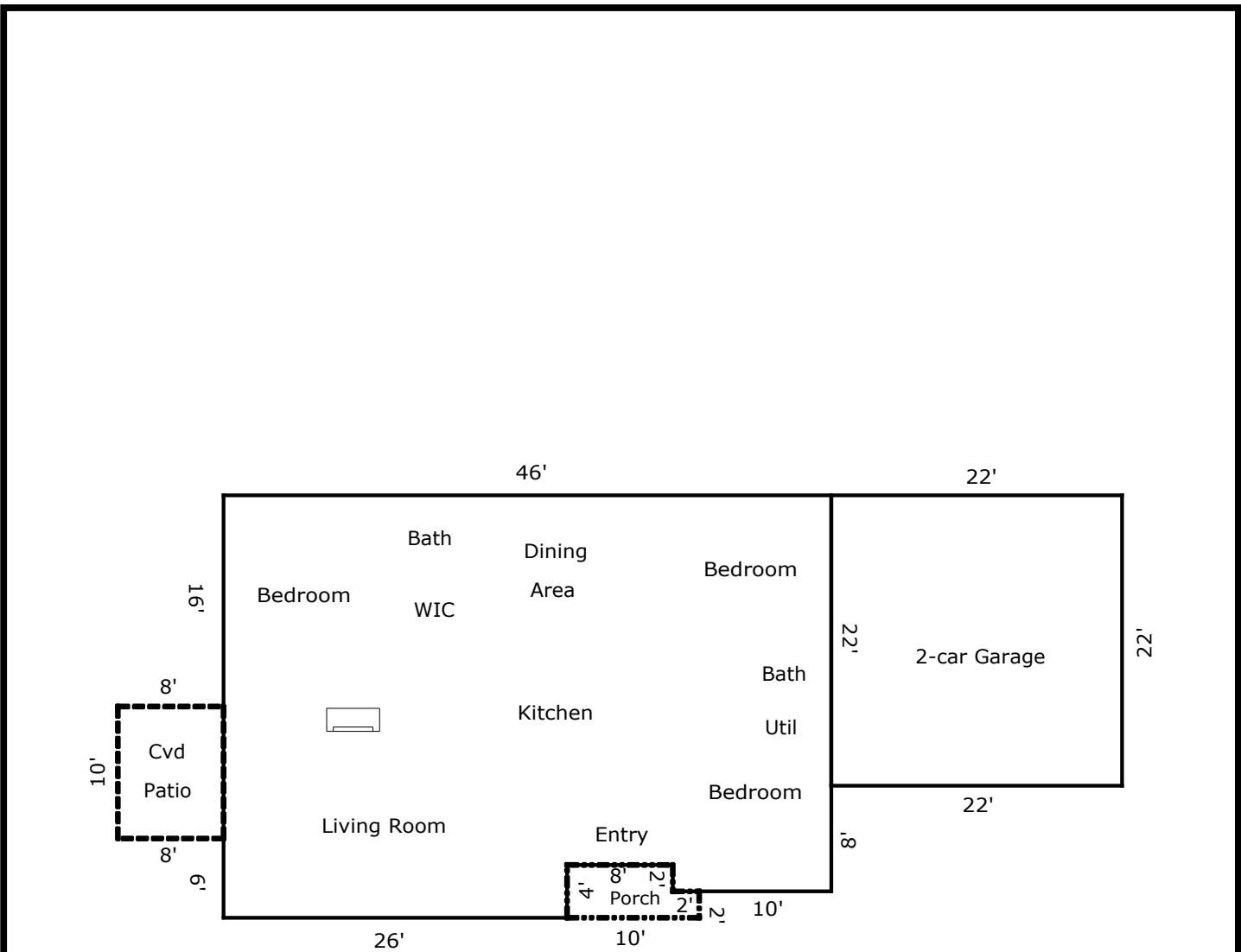
The comparable sales utilized in this report establish a market value range from \$273,500 to \$286,000. Primary consideration given Comp no. 1 with least adjustments, recent sale date and closest geographic proximity. Comp nos. 2 & 3 both bracket and support subject concluded opinion of market value of \$280,000.

Final Reconciliation:

Estimate of market value derived using the Sales Comparison Approach. The Cost and Income approaches are not developed in this report based on the needs of the Client.

Building Sketch

Borrower	n/a
Property Address	1161 Dana Maple Ct
City	Las Vegas
Lender/Client	N/A



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details
First Floor	$32 \times 26 = 832$ $20 \times 28 = 560$ $2 \times 12 = 24$
Total Living Area (Rounded):	1416 Sq ft
Non-living Area	
2 Car Garage	$22 \times 22 = 484$
Covered Patio	$10 \times 8 = 80$
Covered Porch	$2 \times 2 = 4$ $8 \times 4 = 32$

Location Map

Borrower	n/a
Property Address	1161 Dana Maple Ct
City	Las Vegas
Lender/Client	N/A



Subject Photo Page

Borrower	n/a
Property Address	1161 Dana Maple Ct
City	Las Vegas
Lender/Client	N/A

**Subject Front****1161 Dana Maple Ct**

Sales Price	n/a
Gross Living Area	1,416
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	5,227 sf
Quality	Average
Age	19

**Subject Rear****Subject Street**

Photograph Addendum

Borrower	n/a
Property Address	1161 Dana Maple Ct
City	Las Vegas
Lender/Client	N/A

**Address Label**

Photograph Addendum

Borrower	n/a
Property Address	1161 Dana Maple Ct
City	Las Vegas
Lender/Client	N/A

**Living Room****Kitchen****Bedroom**

Photograph Addendum

Borrower	n/a
Property Address	1161 Dana Maple Ct
City	Las Vegas
Lender/Client	N/A

**Bedroom****Bedroom****Bath**

Photograph Addendum

Borrower	n/a
Property Address	1161 Dana Maple Ct
City	Las Vegas
Lender/Client	N/A



Bath

Comparable Photo Page

Borrower	n/a
Property Address	1161 Dana Maple Ct
City	Las Vegas
Lender/Client	N/A

**Comparable 1**

9346 Graceful Gold St	
Prox. to Subject	0.08 miles S
Sale Price	277,900
Gross Living Area	1,394
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	4,356 sf
Quality	Average
Age	21

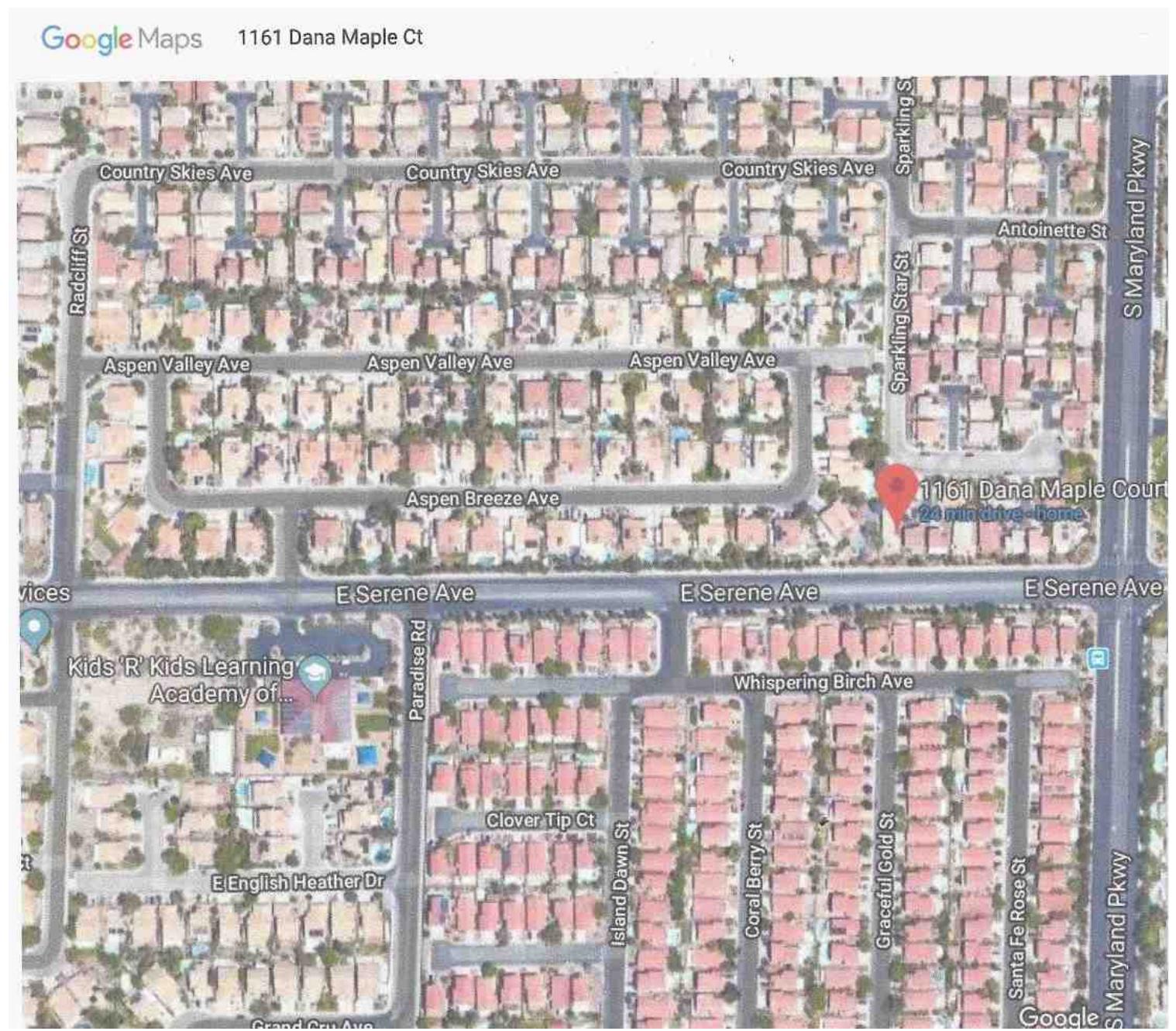
**Comparable 2**

667 Gull Point Ave	
Prox. to Subject	0.66 miles NW
Sale Price	280,000
Gross Living Area	1,473
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	4,792 sf
Quality	Average
Age	23

**Comparable 3**

9400 Morehouse Pl	
Prox. to Subject	0.60 miles W
Sale Price	265,000
Gross Living Area	1,472
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	4,356 sf
Quality	Average
Age	22

Aerial View



Plat Map

Flood Map

The District makes no warranties concerning the accuracy of this data.

This parcel IS NOT in a 100-year flood zone.

Parcel 17722617055

Owner CENSO L L C

Address 1161 DANA MAPLE

Entity Clark County

Contact 702-455-0489

Flood Zone This parcel IS NOT in a 100-year flood zone.

Assumptions, Limiting Conditions & Scope of Work

File No.: 912118Z

Property Address: 1161 Dana Maple Ct	City: Las Vegas	State: NV	Zip Code: 89123
Client: Censo LLC	Address: 9811 W Charleston Blvd #2-381, Las Vegas, NV 89130		
Appraiser: Gerene McNatt	Address: 3642 Boulder Hwy #185, Las Vegas, NV 89121		
STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS			
<ul style="list-style-type: none"> - The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership. - The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed. - If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination. - The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand. - If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such. - The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property. - The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. - The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws. - If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner. - An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment. - The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. - An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate. 			
<p>The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.</p>			

Certifications

File No.: 912118Z

Property Address: 1161 Dana Maple Ct	City: Las Vegas	State: NV	Zip Code: 89123
Client: Censo LLC	Address: 9811 W Charleston Blvd #2-381, Las Vegas, NV 89130		
Appraiser: Gerene McNatt	Address: 3642 Boulder Hwy #185, Las Vegas, NV 89121		
APPRAISER'S CERTIFICATION			
I certify that, to the best of my knowledge and belief:			
<ul style="list-style-type: none"> - The statements of fact contained in this report are true and correct. - The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. - I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. - I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. - My engagement in this assignment was not contingent upon developing or reporting predetermined results. - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared. - I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property. - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification. 			
Additional Certifications			
<p>Appraiser, Gerene McNatt, has been a Licensed Residential Appraiser in the state of Nevada continuously since 1998 and is familiar with subject neighborhood and market, having performed valuations of numerous properties in the area for purposes of sale, refi and REO and general purposes and is confident of having the qualifications to complete this assignment. Neither appraiser or anyone associated with Quality Appraisal Services has performed a previous appraisal or any other services regarding subject property within the three years prior to accepting this assignment.</p> <p>THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT NAMED HEREIN AND HIS/HER ASSIGNS. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL PURSUANT TO STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM AND DEFINITION OF MARKET VALUE.</p> <p>DEFINITION OF MARKET VALUE *:</p> <p>Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:</p> <ol style="list-style-type: none"> 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in what they consider their own best interests; 3. A reasonable time is allowed for exposure in the open market; 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. <p>* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.</p>			
Client Contact: Melani Schulte E-Mail: Melani.thrive@gmail.com		Client Name: Censo LLC Address: 9811 W Charleston Blvd #2-381, Las Vegas, NV 89130	
APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
 Appraiser Name: Gerene McNatt Company: Quality Appraisal Services Phone: 702-432-0066 Fax: _____ E-Mail: gerene908@gmail.com Date Report Signed: 01/05/2020 License or Certification #: A.0003076-RES State: NV Designation: Licensed Residential Appraiser Expiration Date of License or Certification: 09/30/2020 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 01/02/2020		Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	

Nevada Appraisal License

APPRAISER LICENSE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That: GERENE C MCNATT

License Number: A.0003076-RES

Is duly authorized to act as a LICENSED RESIDENTIAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the license is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: September 20, 2018

Expire Date: September 30, 2020

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in it by Chapter 645C of the Nevada Revised Statutes, has caused this license to be issued with its Seal printed thereon. This license must be conspicuously displayed in place of business.

FOR: QUALITY APPRAISAL SERVICES
3642 BOULDER HWY SUITE 185
LAS VEGAS, NV 89121

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator



FROM:
Gerene McNatt
Quality Appraisal Service
3642 Boulder Hwy #185
Las Vegas, NV 89121-1635

Telephone Number: (702) 432-0066

Fax Number:

TO:
Melanie Schultz / Censo LLC
9811 W Charleston Blvd #2-381, Las Vegas, NV 89130

E-Mail:
Telephone Number: 702-273-0760 Fax Number:
Alternate Number:

INVOICE

INVOICE NUMBER

912118Z

DATES

Invoice Date: 01/03/2020

Due Date:

REFERENCE

Internal Order #: 912118Z

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: 912118Z

Other File # on form:

Federal Tax ID:

Employer ID:

DESCRIPTION

Lender: N/A Client: Censo LLC
Purchaser/Borrower: n/a
Property Address: 1161 Dana Maple Ct
City: Las Vegas
County: Clark State: NV Zip: 89123
Legal Description: Lot 304 Block 3 Moondance at Silverado Ranch-Unit 3, Plat Book 87 Page 18

FEES	AMOUNT
Appraisal Fee -	300.00
	SUBTOTAL 300.00

PAYMENTS	AMOUNT
Check #: Date: Description:	
Check #: Date: Description:	
Check #: Date: Description:	
	SUBTOTAL
	TOTAL DUE \$ 300.00